

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, January 13, 2010

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and approval of November 2009 meeting minutes.

Public Meeting

Minor Subdivision

4292 Post Road

Applicant: 164 Property Ltd.

Location: 4292 Post Road

Assessor's Plat: 221

Lot(s): 24

Zoning District: Office

Land Area: 19,609 square feet

Number of lots: 2

Engineer: Ocean State Planners, Inc.

Ward: 9

The applicant is requesting preliminary approval to subdivide one conforming lot with an existing single family dwelling to create two lots, one lot with an existing single family dwelling and one new lot for development in an Office Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards**

would be impracticable.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer with the following stipulations:

1) That the final plan shall include the following:

- a. Grading for the proposed new structure.
- b. Note station and offsets to all property corners.
- c. Show property lines for lot #25.
- d. Note the location of Wolverstone Road across Post Road.
- e. Note if topographic features are Class I or Class III.
- f. Show dimension to iron rod POL on southern property line.
- g. Plan must be in compliance with Section 3.02C of the Procedural and Technical Standards for the Practice of Land Surveying.

2) The developer shall meet with the Warwick Sewer Authority to provide sewer connection to proposed "Parcel B", prior to final approval.

3) The developer shall contact the City's Landscape Project

Coordinator to determine tree preservation plan for proposed “Parcel B”, prior to final approval.

Public Hearing

Major Land Development Project

Plan Way Plat

Applicant: Plan Way Realty

Location: 33 Plan Way

Assessor’s Plat: 280

Lot(s): 11

Zoning District: General Industrial

Land Area: 2.04 acres

Number of Lots: 2

Engineer: Caito Corporation

Ward: 3

The applicant is requesting a combined Master Plan/Preliminary Approval of a Major Subdivision to subdivide a 2.04 acre lot with an existing Special Use Permit allowing a sand and gravel/building materials operation, to create two lots, one lot with a Zoning Board of Review approved sand and gravel/building materials operation and one new lot for development in a General Industrial Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance having received a Special Use Permit Petition #9187 allowing a sand and gravel/building materials operation.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5) That the proposed development possesses adequate access to a public street.**

Planning Department Recommendation

Planning Department recommendation is to grant a combined Master

Plan/Preliminary Approval with the following stipulations, with final approval to be through the Administrative Officer:

- 1) All plans for new construction on the subject property shall be subject to the approval of the Warwick Sewer Authority to determine any effect on existing sewer easements running through the property.**
- 2) The developer shall meet with the Warwick Sewer Authority to provide sewer connection to proposed “Lot 2”, prior to final approval.**
- 3) That any new commercial building shall conform to all WSA pretreatment requirements.**
- 4) That a landscape plan drawn and stamped by a RI registered landscape architect shall be approved by the Landscape Project Coordinator, prior to the issuance of a Building Permit on the property.**
- 5) That any new/additional development on the subject property shall be approved by the Zoning Board of Review, as conditioned in Petition #9187.**

Public Hearing

Request for a Zone Change

Hardig Brook Village Apartment Building Antenna

Applicant: Cox TMI Wireless

Location: 331 Centerville Road

Assessor's Plat: 247

Lot(s): 27

Zoning District: Planned District Residential (PDR) A-10

Land Area: 4.3 Acres

Number of lots: NA

Engineer: Dimitry Albul, PE.

Ward: 8

The applicant is requesting a zone change to City Council Ordinance PCO-77-19 authorizing a multi-family apartment building for the elderly to include the installation a building antenna on a building that is higher than allowed, in a Planned District Residential (PDR) A-10 Zoning District.

Planning Department Findings

The Planning Department finds the proposed zone change to be in compliance with the City's Comprehensive Plan, including the goals and Policies Statement, the Implementation Program, the Land Use Element and the Services and Facilities Element.

The Planning Department also finds the proposed zone change to be

generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

(A) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick.

(E) The availability and capacity of existing and planned public and/or private services and facilities.

(F) The need to shape and balance urban and suburban development.

(G) The use of innovative development regulations and techniques.

103.10 Promote a high level of quality in design in the development of private and public facilities.

The Planning Department recommends favorable recommendation to the Warwick City Council for the requested zone change with the following stipulations:

1) That the applicant shall receive a waiver from Zoning Ordinance Section 506 (c) 8. Building Antennas to have a building antenna at a height that exceeds the maximum height of the zoning district.

2) That the proposed building antennas shall be designed in a manner that resembles brick chimneys of the same color and texture of the existing building.

Public Meeting

Request for a Zone Change

Second Avenue

Applicant: PI Associates

Location: Adjacent to 249 Second Avenue

Assessor's Plat: 286

Assessor's Lot(s): 215 & 216 from LI to Residential A-7

Assessor's Lot(s): 74-85, 99-117, 132-152, 176-190, 217-227,

241 & 464 from LI to Open Space

Zoning District: Light Industrial

Proposed Zoning: Residential A-7 and Open Space

The applicant is requesting a zone change from Light Industrial (LI) to Residential A-7 and Open Space in order to construct a new dwelling on a 12,500 square foot lot and to preserve approximately 13.74 acres

as open space.

Planning Department Findings

The Planning Department finds the proposed zone change to be in compliance with the City's Comprehensive Plan, including the goals and Policies Statement, the Implementation Program, the Land Use Element the Housing Element and the Natural Resources, Open Space and Recreation Element.

The Planning Department also finds the proposed zone change to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

(A) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick.

(B) The natural characteristics of land, including its suitability for use based on soil characteristics, topography, and susceptibility to

surface or groundwater pollution.

(C) The values and dynamic nature of coastal and freshwater ponds, the shoreline and freshwater and coastal wetlands.

(D) The values of unique or valuable natural resources and features.

(E) The availability and capacity of existing and planned public and/or private services and facilities.

(F) The need to shape and balance urban and suburban development.

103.4 Providing for control, protection and/or abatement of air, water, groundwater and noise pollution, and soil erosion and sedimentation.

103.5 Provide for the protection of natural, historic, cultural, and scenic character of the city or areas therein.

103.6 Provide for the preservation and promotion of agricultural protection, forest, silviculture, aquaculture, timber resources and open space.

103.8 Promote a balance of housing choices, for all income levels and groups.

103.10 Promote a high level of quality in design in the development of private and public facilities.

The Planning Department recommends favorable recommendation to the Warwick City Council for the requested zone change with the

following stipulations:

1) That the applicant shall merge the subject lots through the Administrative Subdivision procedure as contained in the City of Warwick Development Review Regulations.

2) That the applicant should consider a land donation of the open space property to a public preservation group such as the Pawtuxet River Authority, Warwick Land Trust, the City of Warwick or other such group or entity.

Bond Reduction

Buckpell Estates

Davis Circle

Current bond total \$9,330.00

Amount to be released \$6,050.00

Retain \$3,280.00

For a waiver of sidewalks to be donated to the City's tree planting fund at the suggestion of the developer.

Miga Corona Plat

Sunny View Court

Current bond total \$42,671.00

Amount to be released \$32,671.00

Retain \$10,000.00

Administrative Subdivision

McCarthy Plat Plat 374 Lots 22 & 23

Toll Gate Crossings Plat Plat: 262 Lots: 14 & 51